

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA

April 21, 2008 – 1:30 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. PREAPPLICATION:

***A. PARCEL MAP/Garcia** (~130 p.m.): The proposed project would divide a 46.76-acre parcel (APN 11-040-50) into a 2.24-acre lot with Mixed Use (MU) designation, three 1.22-acre lots designated Estate Residential with one-acre minimum (ER 1) plus an approximate 39-acre remainder, also designated ER 1. The property is located southeast of Bridgeport. *Staff: Gerry Le Francois*

3. APPLICATION ACCEPTANCE:

***A. VARIANCE 08-01/Davis** (~1:45 p.m.): The proposed project is requesting a reduced front yard setback, stream setback and road vacation. Approval of this variance is predicated on a future road vacation. The properties are APNs 16-204-11 & 12 with a land use designation of SFR. Project is in June Lake. *Staff: Gerry Le Francois*

***B. USE PERMIT 36-08-01 & TENTATIVE PARCEL MAP 36-160/Mammoth Airport Center** (~2:05 p.m.): The proposed project would allow creation of 23 individual condominium parcels plus common area proposed on APN 37-260-39 in the Sierra Business Park Specific Plan along U.S. 395 across from Mammoth/Yosemite airport. *Staff: Greg Newbry*

***C. USE PERMIT 36-08-03 & TENTATIVE PARCEL MAP 36-133/AAA Plus Storage** (~2:15 p.m.): The proposed project would allow creation of 66 individual condominium parcels as a portion of the proposed storage facility on APNs 37-260-25, -26 -27 & -28 in the Sierra Business Park Specific Plan along U.S. 395 across from Mammoth/Yosemite airport. *Staff: Courtney Weiche*

4. ACTION ITEMS:

***A. TENTATIVE PARCEL MAP 32-58/Adams** (~2:30 p.m.): The project is located approximately 10 miles south of the community of Walker and 14 miles north of the community of Bridgeport. U.S. 395 traverses the site from its southeast corner to its northwest corner. The project would split APN 06-100-09, a 160.08± acre parcel, into two parcels, 96.66± and 63.42± acres in size. The map would establish a building area of approximately two acres on each parcel. One single-family residence would be allowed on each parcel. Each lot would have an individual well and septic system. The building sites would be located on a bluff to the northwest of the confluence of the Little Walker River and the West Walker River and would be accessed via an existing road. In accordance with the California Environmental Quality Act (CEQA) Guidelines, a Negative Declaration has been prepared. The General Plan designation is Resource Management (RM). *Staff: Gwen Plummer*

5. WORKSHOP: No items.

6. ADJOURN.

More on back...

For questions on the above projects, call Community Development at (760) 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records notes and transmits to applicant and file.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can call (760) 924-1800 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.